

**10/4/10 - Monday, October 4, 2010**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of October 4, 2010**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kaiser, Klinkhammer, FitzGerald, Kayser, Hibbard, Duax, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

**1. CONDITIONAL USE PERMIT (CZ-1018) “ Garage, 5431 Benjamin Street**

Jason Steen has submitted a request to allow an attached garage in excess of accessory use standards for a new home located at 5431 Benjamin Street. The floor plans show a triple front garage and a side utility door. The total garage space is 1,170 square feet. The lot is over 1 acre in size and the home will be similar to other homes in the development.

Dan Breske, realtor, representing Jason Steen, spoke in support.

Shannon Virata, 5429 Benjamin Street, asked about access to the side door. Mr. Breske responded that there will not be a paved drive to the side door, only a paved platform in front of the door. No one appeared in opposition.

Mr. FitzGerald moved to approve the request. Mr. Seymour seconded and the motion carried.

**2. GENERAL SITE DEVELOPMENT PLAN (PZ-1007) “ UW-EC Child Care Facility, Water Street**

UW-EC has submitted a site plan for a new Child Care facility to be located on the south side of Water Street, east of the Human Sciences and Services building. The site plan shows a 15,450 square foot, single-story, masonry building. A drop-off area is provided adjacent to the door. The area is partially in the flood plain and will be raised to meet the flood plain ordinance.

Angi Goodwin, Ayres Associates, spoke in support of the site plan and explained the flood plain issues.

Mike Rindo, UW-EC, spoke on the project and how it fits into the possible future master plan for the university, which is a 20-year plan for future programs and>

Jeremy Gragert, 451 Lincoln Avenue, shared some of his random thoughts on the project with the commission.

Rick Gonzales, UW-EC campus planner, explained the need for security for the project and clarified how the university provides bicycle parking for campus users. All the new parking on this site will be for faculty. Student parking is provided across Water Street in the large lot, which is underutilized at this time.

Mr. Klinkhammer moved to recommend approval with the conditions listed in the draft letter. Mr. Kayser seconded and the motion carried.

**3. EXCESS LAND “ Whipple Street, Luther Hospital**

Mr. Genskow presented a request to declare as excess property a piece of land located on the west side of Whipple Street, north of Fulton Street, so that the property can be transferred to Luther Hospital. They want to place a monument sign which will be opposite the main entrance to Luther Hospital. The parcel of land is about 2,500 square feet in area. He showed a photograph of the land, which is currently a lawn area. This parcel was part of a dedication from Luther Hospital for the realignment of Whipple Street to facilitate the construction of the new bed tower project. This will not affect utilities.

Angi Goodwin, Ayres Associates, appeared in support.

Mr. Klinkhammer moved to recommend the parcel as excess. Mr. Pearson seconded and the motion carried.

**4. DISCUSSION “ Multi-family Housing Design Manual**

Mr. Tufte presented two possible amendments to the Multi-family Design Manual based on the previous discussion with the commission. These paragraphs addressed entry doors on buildings with front facing garages. It was the consensus of the commission to proceed with a public hearing and amendment on paragraph 1. They also recommended that builders and realtors be made aware of the public hearings.

**5. MINUTES**

The minutes of the meeting of September 20, 2010, were approved.

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Joseph Seymour  
Secretary